

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: **2159**

Date: **4-19-90**

receipt
see computer receipt
Item #367 pd
\$175.00
OWNER NAME: ADAT CHAIN, INC.

Cashier Validation: Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: **2199**

Date: **4/19/90**

receipt
Pd
H9000367

PUBLIC HEARING FEES	QTY	PRICE
ONE - SPECIAL HEARINGS (OTHER)	1 X	\$175.00
TOTAL:		\$175.00

LAST NAME OF OWNER: ADAT CHAIN, INC.

Paid per hand-written receipt #2159

Cashier Validation: Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: **4th** Date of Posting: **May 30, 1990**

Posted for: **Special Hearing**

Petitioner: **Adat Chain, Inc.**

Location of property: **S/S Cockey's Mill Road, 1500' W of Reisterstown Road, 115 Cockey's Mill Road**

Location of Sign: **S/S of Cockey's Mill Road in front of subject property**

Remarks: **S.J. Asat**

Posted by: **S.J. Asat** Date of return: **June 1, 1990**

Number of Signs: **1**

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: **2759**

Date: **90-487**

receipt

Cashier Validation: Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

Adat Chain, Inc.
P. O. Box 10
Owings Mills, Maryland 21117

ATTN: MARK BEYTN

Re: Petition for Special Hearing
CASE NUMBER: 90-487-SPH
S/S Cockey's Mill Road, 1500' W of Reisterstown Road
115 Cockey's Mill Road
4th Election District - 3rd Councilmanic
Petitioner(s): Adat Chain, Inc.
HEARING: WEDNESDAY, JUNE 20, 1990 at 9:30 a.m.

DATE: **6-6-90**

Dennis F. Rasmussen
County Executive

Very truly yours,
J. Robert Haines
ZONING COMMISSIONER

JRH:gs
cc: Larry Caplan, Esq.

CERTIFICATE OF PUBLICATION

TOWSON, MD., **May 30, 1990**

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of **1** successive weeks, the first publication appearing on **May 24, 1990**.

OWINGS MILLS TIMES,
S. Zake Olson
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Special Hearing
Case number: 90-487-SPH
S/S Cockey's Mill Road, 1500' W of Reisterstown Road
115 Cockey's Mill Road
4th Election District
3rd Councilmanic
Petitioner(s):
Adat Chain, Inc.
Hearing Date: Wednesday, June 20, 1990 at 9:30 a.m.
Special Hearing: A shared parking adjustment to permit less than the total parking required AND an exception to R.T.A. restrictions.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
May 24

CERTIFICATE OF PUBLICATION

TOWSON, MD., **May 30, 1990**

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of **1** successive weeks, the first publication appearing on **May 24, 1990**.

THE JEFFERSONIAN,
S. Zake Olson
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Special Hearing
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County
May 24

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

May 4, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 90-487-SPH
S/S Cockey's Mill Road, 1500' W of Reisterstown Road
115 Cockey's Mill Road
4th Election District - 3rd Councilmanic
Petitioner(s): Adat Chain, Inc.
HEARING: WEDNESDAY, JUNE 20, 1990 at 9:30 a.m.

Special Hearing: A shared parking adjustment to permit less than the total parking required AND an exception to R.T.A. restrictions.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Adat Chain, Inc.
Larry Caplan, Esq.
Jan Clark

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

June 6, 1990

Larry Caplan, Esquire
Suite 1400 Munsey Building
7 N. Calvert Street
Baltimore, MD 21202

RE: Item No. 367, Case No. 90-487-SPH
Petitioner: Adat Chain, et al
Petition for Special Hearing

Dear Mr. Caplan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures
cc: Mr. Mark Beytin
Mrs. Jan Clark

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

May 4, 1990

Very truly yours,
J. Robert Haines
ZONING COMMISSIONER

Received By: **J. Robert Haines**
Chairman,
Zoning Plans Advisory Committee

Petitioner: Adat Chain, et al
Petitioner's Attorney: Larry Caplan

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

May 24, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 332, 333, 354, 359, 362, 363, 364, 365, 366, 367, 369, 370, 371, and 372.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lw

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
SECTION AND RESOURCE MANAGEMENT

5/7/90
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 367, Zoning Advisory Committee Meeting of May 5, 1990

Property Owner: Adat Chaim, Inc. District: 4

Location: 115 Cockey's Mill Road

Water Supply: private Sewage Disposal: private

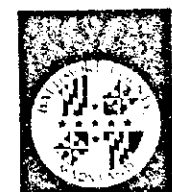
COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chabroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been ✓, must be ✓ conducted.
() The results are valid until 4/21/93.
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others

Adat Chaim
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4300

Paul H. Reinke
Chief



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ADAT CHAIM, INC.
Location: S/S COCKEYS MILL ROAD
115 COCKEYS MILL ROAD
Item No.: 367 Zoning Agenda: MAY 8, 1990
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 161 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: SAH/SAH/SAH 5-1-92 Noted and Approved Capt. Wm. J. Brady
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 11, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for May 8, 1990

The Developers Engineering Division has reviewed the subject revised zoning items and we have no comments for Items 332, 333, 364, 362, 363, 365, 369 and 370.

For Items 367, the previous County Review Group Comments still apply.

For Item 359, 2-foot setback for parking is inadequate for vehicle overhand against State Highway Administration fence.

For Item 364, the address on the plat is #9400 for lot 53.

For Item 366, the correct plat reference is SM 56/139.

For Items 371 and 372, no plans were received for review and comment.

For 89-483A, we have no comment.

Robert W. Bowling
RWB/ENG, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: June 8, 1990
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Adet Chaim, Inc., Item No. 367
Zoning Petition No. CO-487-SPH

The Petitioner requests a special hearing to approve a shared parking adjustment and to an exception to RTA restrictions for the proposed use as a synagogue.

In reference to this request, staff offers the following comments:

- The site was the subject of a CRG meeting on March 22, 1990, in which the development proposal was approved, subject to final plan refinements (File No. IV-384). The Office of Planning and Zoning and the Zoning Office comments for the CRG plan are attached.

If there should be any further questions or if this office can provide additional information, please contact Chris Rorke at 887-3335.

PK/JL/cmm

Adat Chaim
Baltimore County Office Building
Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

OFFICE COPY

SUBJECT: COUNTY REVIEW GROUP COMMENTS
CRG DATE: 3/22/90
PRE-CRG DATE: 3/12/90

PROJECT NAME: Adat Chaim PLAN: 2/15/90
REV.: 3/15/90

LOCATION: S/S Cockey's Mill Road between
795 and Reisterstown Road

DISTRICT: 4c3
REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify obvious conflicts with the Baltimore County Zoning Regulations, and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer, or developer's engineer to rectify all conflicts well in advance of any expected zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning conflicts must be identified conspicuously on the plan under "Zoning Public Hearing Request". If a public hearing is requested, the assistance received at the time of filing zoning petitions and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of any public hearing requests:

1. R.T.A. - PUBLIC HEARING -- Contrary to note #7 on the plan which must be revised, the proposed synagogue will be subject to the R.T.A. restrictions; however, a public hearing (special hearing) pursuant to Section 500.7 and 1801.1.B.1.C.5 may be requested to determine:

"...that the proposed improvements are planned in such a way that compliance, to the extent possible with R.T.A. use requirements, will be maintained and said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises."

There are two separate paragraphs in the B.C.Z.R. that fully or partially exempt churches or other new buildings for religious worship in a D.R. zone from the R.T.A. restrictions of Section 1801.1.B.1.b. Both sections must be read and applied in the order that they are listed. The first paragraph (Section 1801.1.B.1.c.4 states:

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Adat Chaim Congregation
CRG DATE: 3/22/90; PRE-CRG DATE: 3/12/90
PAGE 2

"A new church or other building for religious worship constructed on a parcel of land large enough to provide landscaped but otherwise unimproved yard areas of 100 feet between any improvement and any property line other than street frontages. (Bill No. 109, 1982.)" (Underlining added.)

Clearly, if all provisions of this paragraph can be met within an R.T.A. arc, the proposal is completely exempt from the R.T.A. restrictions. There is no mention of which direction that the R.T.A. is generated from, nor any mention of which restrictions can be met or to what extent they can be met. The only important factors to consider are:

A. Is the property within a R.T.A. as defined in Section 1801.1.B.1.a.1? and

B. within the R.T.A. on-site can all provisions of Section 1801.1.B.1.c.4 be met?

Upon careful reading of these requirements and a review of the site plan submitted, it is the final opinion of the zoning staff that the test of Section 1801.1.B.1.c.4 cannot be met and, therefore, the second paragraph Section 1801.1.B.1.c.5 would apply and a public hearing would be required as stated above. Should the developer or owner disagree with the staff's opinion, this issue could also be addressed at a public hearing pursuant to Section 500.7 (B.C.Z.R.).

BA

2. R.T.A. - 2 - PLAN REQUIREMENTS -- Include on the plan and clearly label all off-site sources of R.T.A. on-site, including all dwellings and small lots of record less than 2 acres. All off-site buildings within 300 feet of a proposed unlike use must be labeled with the existing use. Dwellings must be labeled "existing dwelling" and all vacant lots must include the acreage. The most restrictive R.T.A. arcs must be labeled with the required and applicable 300' or 250' R.T.A. radius dimensions and included on the plan print. Clearly and conspicuously note on the plan: "ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON-SITE ARE SHOWN WITH THE REQUIRED 300 FEET AND 250 FEET ARCS". Clearly label all unlike building fronts, even though less than the requirement, the extent of the requirements possible to meet must be clearly indicated. The public hearing must include a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with the R.T.A. use requirements, will be maintained and that such plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.

BA

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Adat Chaim Congregation
CRG DATE: 3/22/90; PRE-CRG DATE: 3/12/90
PAGE 3

3. Parking must be calculated on the entire use of the property shown on the plan and provided on the plan. If the total requirements cannot be met, a variance could be requested or a special hearing to approve a modified parking plan pursuant to Section 409.12.B (B.C.Z.R.) may be requested.

BA

4. SIGNS -- Expand note #17 and pursuant to Section 413.1.b (B.C.Z.R.), one single-face 30 square foot or one double-face 15 square foot sign is permitted. Include a scale sign elevation on the plan indicating height, square footage, dimensions, single or double-face and illumination in compliance with this section. The sign elevation must be keyed to the proposed location on the plan print.

BA

5. GENERAL -- Note under note #5: "NO MORE THAN 25% OF THE NATURAL VEGETATION WILL BE REMOVED FROM THE R.C.-4 ZONED PORTION OF THE PROPERTY". Note that parking spaces will be permanently striped. Clarify the purpose of the 3-day a week kitchen use listed in general note #26 and enlarge the vicinity map to "1"=1,000' or larger.

BA

6. Final zoning approval is contingent upon the final resolution of all comments and the outcome of the public hearings requested. Zoning C.R.G. approval is contingent upon all plan comments being conspicuously addressed on the C.R.G. plan.

BA

W.C.R.
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj

Baltimore County Government
Department of Public Works

July 24, 1991

111 West Chesapeake Avenue
Towson, MD 21204

Adat Chaim, Inc.
c/o Ronald L. Sherman, D.P.M., Vice President
P.O. Box 10, Owings Mills, MD. 21117

RE: Plan Corrections

Gentlemen:

The County Review Group staff met on July 22, 1991, to consider the plan submitted for review.

Since the proposed facility is being reduced in size and no detrimental impact was apparent, it was decided that no revision to the CRG Plan would be required. Our office will retain one copy of your red-lined plan for the project folder.

Mr. Carl Richards of the Zoning Office noted that a revised Zoning Hearing plan would be required. This involves forwarding revised plans to the Zoning Commissioner under a cover letter requesting that the revised plan be accepted into the file since the changes are within the "spirit and intent" of the original. For details, please contact Mr. Richards at 887-3391.

This letter should be presented along with the approved CRG plan when applying for permits.

If you have any questions, feel free to call me at 887-3321.

Sincerely,

David L. Thomas
David L. Thomas, P.E.
Assistant Chief
Bureau of Public Services

DLT/s
cc: CRG Staff
✓ Carl Richards
Rosenfelt & Woolfolk, Inc.
file

